

**OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION
JUNE 7, 2022 AGENDA**

Subject:	Action Required:	Approved By:
<p>South Cedar Street and abutting streets and alleys Right-of-Way Abandonment, located south of Plateau Street south to West 7th Street, between Jack Stephens Drive and UAMS Boulevard (Pine Street). (G-23-483)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	The adjacent property owner requests to abandon the portion of South Cedar Street, from the south right-of-way line of Plateau Street to the south right-of-way line of West 7 th Street and all street and alley rights-of-way east to west between Jack Stephens Drive right-of-way and UAMS Boulevard right-of-way.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the abandonment request. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays and 1 open position.
BACKGROUND	The applicant proposes to abandon the portion of Cedar Street, from the south right-of-way line of Plateau Street to the south right-of-way line of West 7 th Street. Cedar Street is a paved right-of-way located within the UAMS Campus, with varying right-of-way widths. The right-of-way is generally between forty (40) and sixty (60) feet wide.

**BACKGROUND
CONTINUED**

The proposal includes the abandonment of these additional street and alley rights-of-ways located between Plateau Street, south to West 7th Street and between Jack Stephens Drive and UAMS Boulevard (Pine Street) including:

- The existing paved alley right-of-way located from Plateau Street, south to 4th Street in Block 6 Plateau Addition.
- The fifty (50)-foot-wide paved 4th Street right-of-way located from east to west between Jack Stephens Drive and UAMS Boulevard (Pine Street) adjacent to Blocks 5, 6, 11, and 12 Plateau Addition.
- The sixteen (16)-foot-wide partial paved alley right-of-way located from Cedar Street right-of-way east to the UAMS Boulevard (Pine Street) right-of-way within Block 11 Plateau Addition.
- The fifty-two (52)-foot-wide paved Capitol Avenue right-of-way located from east to west between Jack Stephens Drive and UAMS Boulevard (Pine Street) adjacent to Blocks 11, and 12 Plateau Addition and Blocks 1 and 2 Reyburn and Wright Addition.
- The forty-four (44)-foot-wide paved 6th Street right-of-way located from east to west between Jack Stephens Drive and UAMS Boulevard (Pine Street) adjacent to Blocks 1,2,3 and 4 Reyburn and Wright Addition.
- The ten (10)-foot-wide undeveloped alley right-of-way located from east to west between the Cedar Street right-of-way and the UAMS Boulevard (Pine Street) right-of-way within Block 1 Reyburn and Wright Addition.
- The twelve (12)-foot-wide undeveloped alley right-of-way located from the 6th Street right-of-way north to the alley between Cedar Street and UAMS Boulevard (Pine Street) within Block 1 Reyburn and Wright Addition.
- The twelve (12)-foot-wide undeveloped alley right-of-way located north to south between the 6th Street right-of-way south to the 7th Street right-of-way within Block 4 Reyburn and Wright Addition.
- The forty (40)-foot-wide paved 7th street right-of-way located east to west between the Cedar Street right-of-way and UAMS Boulevard (Pine Street) right-of-way adjacent to Blocks 3,4, and 5 Reyburn and Wright Addition.

**BACKGROUND
CONTINUED**

- The area adjacent to the 7th Street right-of-way south to the Interstate 630 right-of-way east to west between the Cedar Street right-of-way and the UAMS Boulevard (Pine Street) right-of-way with Block 5 Reyburn and Wright Addition.

The areas of abandonment will be incorporated into the UAMS Campus properties for expansion of campus facilities. The areas of abandonment are currently a mix of parking and undeveloped areas.

The applicant has made the following request to the proposed abandonment:

“The petitioner specifically requests that all street right-of-way areas to be vacated be retained as utility and drainage easements; and, that all alley areas to be vacated entirely with no residual easement rights.”

UAMS is the only property owner which abuts the area of right-of-way to be abandoned. Therefore, there were no other property owners to notify of the abandonment request.

A letter from Beach Abstract Company makes the following comments with respect to reversionary clause(s) for the right-of-way to be abandoned:

1. We find that the streets and alleys were dedicated to the Public in the Dedication Plat and Bill of Assurance to the City of Little Rock, Arkansas, which was filed for record June 5, 1895, in Plat Book AB, Page 252 and that THERE ARE NO REVERSIONARY CLASUES.

Several of the public utility companies request that all or parts of the areas of street abandonment be retained as utility easements. Therefore, all areas of street abandonment will be retained as utility and drainage easements.

There are no Master Street Plan issues, as the area of abandonment is not classified as a collector street or higher.

Abandoning this right-of-way will have no adverse impact on the public welfare and safety. The Little Rock Fire Department submitted no negative comments to the proposed abandonment request.

**BACKGROUND
CONTINUED**

The Planning Commission reviewed this request at their April 14, 2022, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.